178.0	0002	0006.B	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 695,000 / 695,000
					USE VALUE: 695,000 / 695,000
					ASSESSED: 695,000 / 695,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DIGREGORIO JENNIFER C
Owner 2:	
Owner 3:	
Street 1:	57 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DIGREGORIO MARC F -
Owner 2:	DIGREGORIO JENNIFER CANTINO -
Street 1:	57 VALENTINE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 2008 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	272,900		422,100	695,000
Total Card	0.140	272,900		422,100	695,000
Total Parcel	0.140	272,900		422,100	695,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 346.12 | /Parcel: 346.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 120354

GIS Ref

GIS Ref

Insp Date 07/24/18

!13963!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0002-0006.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	273,000	0	6,100.	422,100	695,100	695,100	Year End Roll	12/18/2019
2019	101	FV	229,100	0	6,100.	422,100	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	214,800	0	6,100.	355,800	570,600	570,600	Year End Roll	12/20/2017
2017	101	FV	214,800	0	6,100.	325,600	540,400	540,400	Year End Roll	1/3/2017
2016	101	FV	214,800	0	6,100.	277,400	492,200	492,200	Year End	1/4/2016
2015	101	FV	200,400	0	6,100.	241,200	441,600	441,600	Year End Roll	12/11/2014
2014	101	FV	200,400	0	6,100.	223,100	423,500	423,500	Year End Roll	12/16/2013
2013	101	FV	200,400	0	6,100.	212,300	412,700	412,700		12/13/2012

PRINT

Date	Time
12/11/20	03:51:04

LAST REV

Date	Time
10/28/20	14:50:08
danam	

PAT ACCT. 13963

USER DEFINED

Prior Id # 1:	120354
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIGREGORIO MARC	74237-376	1	3/4/2020	Estate/Div	1	No	No		
SANTOSUOSSO DOM	55229-163		8/24/2010		408,000	No	No		
	8174-286		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	934	Insulate	8,000	C				
6/29/2018	901	Re-Roof	11,300	C				
9/8/2016	2157	New Wind	7,485	C				SLIDER,DOOR,BAY WI
12/2/2014	1631	Redo Bat	8,000					Full bathroom remo

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	Meas/Inspect	CC	Chris C
10/16/2008	Meas/Inspect	345	PATRIOT
3/3/2000	Inspected	270	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	163	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.99	7									422,102						422,100	

Total AC/HA: 0.14004 | Total SF/SM: 6100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,102 | Spl Credit | Total: 422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	15 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28100955
Const Adj.:	0.99197996
Adj $ / SQ:	133.427
Other Features:	79500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370845
Depreciation:	97903
Depreciated Total:	272942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

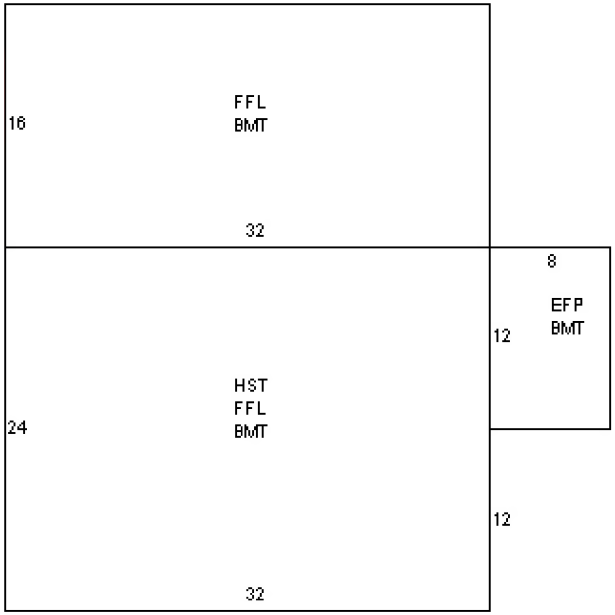
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	133.43
Special Features:	0	Val/Su Net:	87.02
Final Total:	272900	Val/Su SzAd	164.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,376	46.530	64,029
FFL	First Floor	1,280	133.430	170,787
HST	Half Story	384	133.430	51,236
EFP	Enclos Porch	96	55.140	5,293

Net Sketched Area:	3,136		Total:	291,345	
Size Ad	1664	Gross Are	3520	FinArea	2008

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 178.0-0002-0006.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	